

Addendum #1
Town of Scituate, MA
Request for Services for Owner's Project Manager
Restoration of Historic Scituate Lighthouse

Issued: March 24, 2022

Answers to Questions Received as of 12:00 PM, March 24, 2022

Q1. Is it correct that you expect the role of Owner's Project Manager to include the responsibility of insuring a contractor's timely completion of a project?

A1. Yes.

Q2. Is it your expectation the Owner's Project Manager can do all of the tasks set out in the RFS that need to be accomplished prior to construction commencement? If so, how many weeks are you allowing for these in the overall schedule?

A2. The successful OPM will advise the Town if the current schedule is reasonable. The schedule was aggressive due to the seriousness of the current conditions and the immediate need to stabilize the structure.

Q3. Mention is made of two condition assessment reports, would these please be made available now in order that we can assess the: diagnostic processes employed, the experience of the investigators, the comprehensiveness and depth of the information relative to conditions/causes/treatments, and the appropriateness of approaches/treatments relative to the SOI Preservation Guidelines/Standards?

A3. The 2019 Rivermoor Engineering report is available at the following links
[lighthouse - rivermoor report part 1.pdf \(scituatema.gov\)](#)
[lighthouse - rivermoor report part 2.pdf \(scituatema.gov\)](#)

Q4. In this RFS is it your intent to procure an Owner's Project Manager or Architect, Engineer, and Contractors?

A4. The RFS is to procure an OPM. The project was brought forward through a Community Preservation application by the Scituate Historical Society that manages the town owned lighthouse. An engineer has already prepared specifications and a bid for repairs to the structure. The project is pending appropriation at the April 11, 2022 special town meeting (OPM funding) and April 11, 2022 annual town meeting (construction funding) and it was deemed prudent to bring an experienced OPM on board to review the project to date, make recommendations and complete the project.

Q5. What needs to be publicly bid?

A5. The contract for repairs to the lantern room and other areas of the structure.

Q6. What do you consider to be the “established Project Parameters”?

A6. Are the plans and specifications complete enough to be issued as part of a bid? Is the proposed timeline reasonable for the scope of work and bidding requirements?

Q7. At this stage are you expecting us to be able to determine the scope of “the Final restoration Plan”?

A7. The scope has been determined by the engineering firm which the OPM would need to review and advise if deemed not to be appropriate or lacking in any material aspect.

Q8. The word “Designer” [last line under scope of services] is in what role: architect, engineer, or an unregistered consultant?

A8. An engineering firm has prepared draft bid documents for the scope of work so a designer is not expected to be needed.

Q9. Is the term “contracted groups” in relation to a specific list?

A9. No, it means the entities retained to complete the project.

Q10. Do you have plans and specifications for the anticipated work?

A10. Yes, Rivermoor Engineering has prepared plans which the OPM would need to review to see if in a form ready to be issued as bid documents.